

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2019/111553/01-L01
Your ref: 3/2018/1092
Date: 26 February 2019

Dear Sir/Madam

PROPOSED SINGLE STOREY EXTENSION (GARDEN ROOM) TO REAR OF PROPERTY

PEAR TREE COTTAGE, BLACKBURN ROAD, RIBCHESTER, PRESTON, PR3 3ZQ

Thank you for consulting us on the above planning application.

Environment Agency position

We have no objection to this application, but we have the following comments:-

Flood risk – advice to LPA

The application site is located within Flood Zone 3 on the Environment Agency Flood Map for Planning. In the planning practice guidance to the National Planning Policy Framework, Flood Zone 3 is defined as having high probability of flooding.

This is a Householder Application and is classed as a 'Minor Development', therefore any issues relating to flood risk should be considered by the local planning authority using [Flood Risk Standing Advice](#).

As the site is adjacent to the River Ribble, which is designated a main river, the applicant should be made aware of the following:-

Environmental permit (flood risk activities) – advice to applicant

As of 6 April 2016 the Flood Defence Consent (FDC) regime has moved into the Environmental Permitting (England and Wales) Regulations 2016. If you already have a FDC please refer to the following page on the GOV.UK website:

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

<https://www.gov.uk/guidance/changes-to-your-flood-defence-consent-after-6-april-2016>

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

The following guidance on the rights and responsibilities of riverside ownership is available on the GOV.UK website:

<https://www.gov.uk/government/publications/riverside-ownership-rights-and-responsibilities>

Yours faithfully

Mr Alex Hazel
Planning Advisor – Sustainable Places

E-mail: CLPlanning@environment-agency.gov.uk